

ORDINANCE _____

AN ORDINANCE relating to land use and zoning; amending Sections 23.47.004 and the Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, to rezone properties located in the Madison-Miller Neighborhood in the Central Area Residential Urban Village to implement the Central Area Action Plan II.

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Central Area stakeholders known as the Central Area Action Plan*Implementation Team (CAAP*IT) came together in the spring of 1995 for the purpose of preparing an updated Central Area Action Plan as provided for in the neighborhood planning element of the City of Seattle Comprehensive Plan; and

WHEREAS, CAAP*IT convened monthly meetings open to everyone and regularly attended by several dozen citizens; and

WHEREAS, CAAP*IT conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended community validation event, all of which lead to creation of vision statements for four special emphasis areas or "nodes," and the reaffirmation of an overall vision for the community as established in the first Central Area Action Plan; and

WHEREAS, the overall vision of the Central Area Action Plan II is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, on November 2, 1998, by Ordinance 119216, the City Council amended the Seattle Comprehensive Plan to incorporate portions of the Central Area Action Plan II, including the Central Area Action Plan II goals and policies; and

WHEREAS, several land use actions in the Madison Miller Residential Urban Village were deferred for later study; and

WHEREAS, the Department of Design, Construction, and Land Use (DCLU) has performed a land use and zoning analysis of the East Madison Business District in the Madison Miller Residential Urban Village; and

WHEREAS, the results of the analysis performed by DCLU were presented to residents and property owners in the Madison Miller Residential Urban Village on July 16, 2001, and public input and comments have been obtained and incorporated into DCLU's land use recommendations; and

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established by this ordinance are consistent with the adopted Central Area Action Plan II; and

1 **WHEREAS**, the City Council finds that the proposed amendments to the Land Use Code
2 established by this ordinance will promote the health, safety and welfare of the general
3 public; **NOW THEREFORE**,

4 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

5 **Section 1.** Attached to this ordinance is a zoning map, identified as Exhibit A,
6 and incorporated herein by reference. The Official Land Use Map, SMC 23.32.016, Plat
7 37W, page 104, and Plat 41W, page 112, is hereby amended to rezone the properties as
8 shown on the map in Exhibit A.

9 **Section 2.** Subsection E of Section 23.47.004 of the Seattle Municipal Code,
10 which section was last amended by Ordinance 120452, is amended to include Map
11 23.47.004 J, shown as Exhibit B, and to read as follows:

12 **23.47.004 Permitted and prohibited uses.**

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14 E. Residential Uses.

15 1. Residential Use in Single-purpose Residential Structures. Residential use
16 in single-purpose residential structures is permitted as an administrative conditional use,
17 unless:

18 a. The structure is located within an area in which the use is either
19 permitted outright or prohibited, as shown on the Maps 23.47.004 A, B, C, D, E, F, G, H,
20 ~~and I~~, and I, and J;

21 b. The structure is located in a pedestrian-designated zone, in
22 which case residential use is prohibited at street level along the designated principal
23 pedestrian street as provided in Section 23.47.042;

1 c. The structure is located within a zone which has a height limit
2 of eighty-five (85) feet or higher, in which case single-purpose residential structures are
3 prohibited;

4 d. The residential use is a nursing home, in which case it is
5 permitted outright unless prohibited as provided in subsection E1b; or

6 e. The structure is located within the Station Area Overlay
7 District, in which case the provisions of Chapter 23.61 apply.

8 2. Residential Use in Mixed-use Development. Residential use in mixed-
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use development is permitted outright in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones;
provided that, for assisted living facilities, which are considered mixed-use development,
private living units and parking accessory to those units are prohibited at street level.

Section 3. The provisions of this ordinance are declared to be separate and
severable. The invalidity of any particular provision shall not affect the validity of any other
provision.

Section 4. This ordinance shall take effect and be in force thirty (30) days from
and after its approval by the Mayor, but if not approved and returned by the Mayor within
ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
1.04.020.

Passed by the City Council the ____ day of _____, 2001, and
signed by me in open session in authentication of its passage this ____ day of
_____, 2001.

President of the City Council

Approved by me this ____ day of _____, 2001.

Paul Schell, Mayor

Filed by me this ____ day of _____, 2001.

City Clerk

(SEAL)

LIST OF ATTACHMENTS:
Exhibit A: Rezone Map
Exhibit B: Map 23.47.004 J